



3 Leas Close, Ullesthorpe, Lutterworth, Leicestershire, LE17 5FY

HOWKINS &
HARRISON

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Lutterworth,
Leicestershire, LE17 5FY

Guide Price: £535,000

Welcome to this exceptional modern family home, boasting a perfect blend of superb amenities and charming features. Located in a picturesque setting, this property offers comfortable living space, and benefits from gardens front and rear with views as well as ample parking and a garage.

Features

- Stunning modern four-bedroomed detached house
- Spacious sitting room with bi-fold doors onto the rear garden
- Two reception rooms
- Modern Kitchen/dining room with central island
- Downstairs cloakroom & utility room
- First floor family bathroom & en-suite
- Gardens front and rear
- Countryside views from both aspects
- Garage with ample parking
- Energy Rating- B



Location

Ullesthorpe is a small village and civil parish situated in the Harborough District of Leicestershire. Located approx. 10 miles north of Rugby, Ullesthorpe is within easy access of the M1, M69, and M6. It is noted for its historic background with a mill, disused railway station, and traces of a medieval settlement evident on the edge of the village. Local amenities include a primary school, post office, village shop, butchers, doctor's surgery, hairdressers, and garden centre. In addition, there is a congregational church, two public houses, and a golf course attached to the Ullesthorpe Court Hotel.



Ground Floor

You enter this attractive property into a light welcoming entrance hall, a modern stylish staircase rises to the first floor, with a convenient downstairs WC and spacious storage cupboard beneath. The luxury vinyl floor leads through into the delightful kitchen diner with a central island and breakfast bar, the kitchen benefits from a gas hob and integrated appliances, double oven, dishwasher and fridge freezer and is a bright airy space overlooking both front and rear gardens. Adjacent to the kitchen is a generous utility with space for appliances and has access to the rear garden. There is a study to the front of the property and a fully carpeted, spacious lounge with bifold doors that open out on to the patio area and garden, flooding the lounge with light.



First Floor

On the first floor, the stunning master bedroom overlooks beautiful countryside views over the front of the property and has an en-suite shower room with vanity unit. The second bedroom is also front-facing and is a bright, comfortable double. The generous third bedroom overlooks the rear of the property with extensive countryside views and the fourth is a good-sized single currently used as a dressing room and overlooks the garden. The luxury family bathroom is fully tiled and features a free-standing modern bath, large corner shower and generous hand basin with built in drawer and double cupboard with WC.



Outside

There is ample parking for vehicles at the front of this family home and a garage with a gate that leads to the rear garden. The front garden is a substantial size and features a planted border. To the rear of the property, the garden is mainly laid to lawn and features an attractive shrub border. The garden is of a good size and is enclosed by panel fencing. The rear of the property benefits from great countryside views and beyond.



Viewing

Strictly by prior appointment via the selling agents. Contact Tel:01455-559203.

Fixtures and Fittings

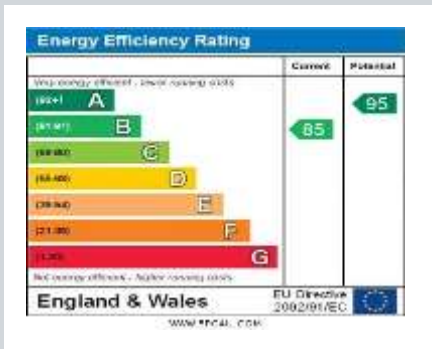
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

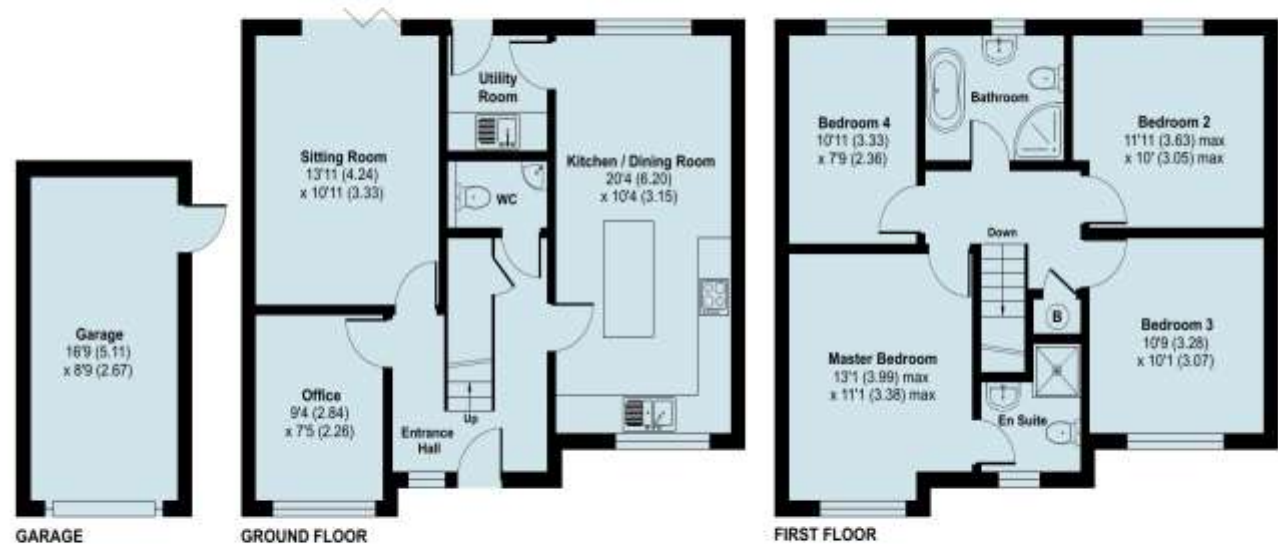
Harborough District Council 01858 828282.
Council Tax Band – E.



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Approximate Area = 1272 sq ft / 118.1 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1421 sq ft / 131.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©redhcom 2024.
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